

**THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE
REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY**

(Land Use File #ZA-2025-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property.

Amendments to the zoning code are being proposed to improve the effectiveness of the City of Milwaukie's natural resources regulations. You own or occupy property that includes an overlay for natural resources, and the City has determined that adoption of these amendments may affect the permissible uses of your property and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

Natural resources are identified as an overlay on the City's zoning map and have been regulated by the Milwaukie Municipal Code (MMC) in one form or another since at least 2002. The regulations, currently established in MMC Section 19.402, seek to minimize adverse impacts to riparian, wildlife, and wetland resources, many of which have been negatively affected by development over time. The rules also seek to restore and improve natural resources where possible, while balancing property rights and development needs of the city.

Natural resources are distinguished as water quality resource (WQR) areas and habitat conservation areas (HCAs) and are identified on the City's natural resources administrative map (NR map) and shown as an overlay on the zoning map. WQRs include wetlands, rivers, lakes, streams, and springs as well as a vegetated corridor that buffers each protected water feature. HCAs include wetlands, riparian areas, and fish and wildlife habitat that was designated based on an inventory of vegetative cover and analysis of habitat and urban development values.

The proposed amendments are intended to make it easier to navigate the existing regulations and will not impose significant new restrictions.

WHY THE CITY IS PROPOSING NEW REGULATIONS

The last major update of the natural resource regulations was in 2011-2012, when the HCA provisions were added. Since then, the City has adopted new protections for trees on residential properties (in MMC Chapter 16.32) and the state has established requirements to facilitate the development of more housing. The methods for updating the NR map have also proven to be cumbersome, particularly for detailed HCA verification. The proposed amendments address these and other related topics.

THE PUBLIC PROCESS TO DATE

Planning staff have held multiple work sessions with the Planning Commission and City Council to provide an overview of proposed changes. A public hearing with the Planning Commission will be held on April 22, 2025, to consider an official recommendation to Council, which will hold a public hearing to consider adoption of the proposed amendments, tentatively scheduled for May 20, 2025.

SUMMARY OF PROPOSED CHANGES

- Integration of the residential tree code (MMC Sections 16.32.042 and .044) with the natural resources (NR) code (MMC Section 19.402) to reduce redundancies. For example, generally allow the natural resources (NR) code to take precedence over the tree code in residential WQR & HCA areas instead of requiring two separate reviews.
- Establish a clear & objective review path to allow limited disturbance of WQR areas for new housing units.
- Streamline and clarify the methodology for detailed verification of HCAs on the NR map.
- *Additional adjustments for clarity and improved function of MMC 19.402.*

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2025-001>.

WHO TO CONTACT WITH QUESTIONS

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HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2025-001) at the date, time, and location listed below:

Date: Tuesday, April 22, 2025

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-85> for details).

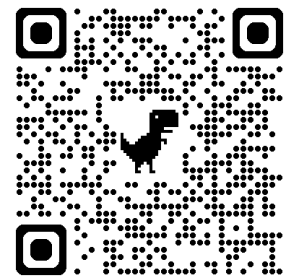
The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, April 15, 2025**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-85>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing, tentatively scheduled for May 20, 2025.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



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April 22 PC hearing page